



## 15 Yukana Street, BOYNE ISLAND, QLD 4680

Location Location Location! Neat, Close to the Beach and on a Flat Block!

This character home offers charm, multiple living spaces, and is neat as a pin! Elders Gladstone and Tannum Sands are excited to present 15 Yukana Street to the market, situated on a flat 647m<sup>2</sup> block.

If location is at the top of your wish list, then 15 Yukana Street is sure to impress. Perfectly positioned in the heart of Boyne Island, this low-maintenance beachside home offers the ideal blend of relaxed living and practical convenience. Just a short stroll from the picturesque Boyne River, this property invites you to embrace a laid-back coastal lifestyle where fishing, kayaking, and riverside walks are part of your daily routine.

This home has been thoughtfully updated throughout, making it move-in ready for first-home buyers, downsizers, or investors seeking a solid opportunity in a prime location. Inside, you'll find three comfortable bedrooms, each fitted with built-in wardrobes, air conditioning, and ceiling fans to ensure comfort all year round.

Freshly painted in a crisp, cooling white, the interiors feel light and airy, with newly laid vinyl planking throughout to enhance the sense of warmth and comfort-creating inviting spaces for relaxation and family time.

**TYPE:** For Sale

**INTERNET ID:** 300P183921

**SALE DETAILS**

**Offers over \$575,000!**

**CONTACT DETAILS**

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**Jay Murray-Lowe**  
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The kitchen is functional and well laid out, featuring a freestanding oven and seamlessly connecting to the dining area for easy meal preparation and casual dining. A spacious lounge room offers plenty of room to unwind, while a large rumpus room adds flexibility-ideal for a playroom, home office, or second living area.

The main bathroom includes a shower-over-bath combination, and a separate toilet adds convenience for busy households.

Outside, a huge outdoor entertaining area provides a fantastic spot to unwind and entertain-with a double carport at the rear of the property offering secure parking, and a garden shed for additional storage of tools and equipment.

Located within easy reach of Boyne Island and Tannum Sands schools, shopping centres, and childcare facilities, this home delivers the perfect balance of lifestyle and accessibility. Whether you're heading to the beach, running errands, or dropping the kids off at school, everything you need is just a short commute away.

Other features to note:

- Recently replaced roof
- Colorbond fence with double gate for privacy and security
- 5x split-system air conditioners throughout
- Flat block with side access
- Council Rates â## Approx. \$4,400 per annum

Properties in Boyne Island and Tannum Sands are few and far between-this one is going to be popular! Contact Jay Murray-Lowe today to organise a private inspection or keep an eye out for the open home.

Other features: Close to Schools, Close to Shops, Close to Transport

- Land Area 647.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 1
- Floorboards







